

STAFF REPORT

March 21, 2002

No. 02SV008 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide **ITEM 30**

GENERAL INFORMATION:

PETITIONER	Dream Design International, Inc. for Stoney Creek Inc.
REQUEST	No. 02SV008 - Variance to the Subdivision Regulations to allow lots twice as long as they are wide
EXISTING LEGAL DESCRIPTION	The E1/2 SW1/4 less Stoney Creek Subdivision Phase 1 and Less Lot H2, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 24.92 acres
LOCATION	North of the intersection of Catron Boulevard and Sheridan Lake Road
EXISTING ZONING	General Agriculture District/Neighborhood Commercial District
SURROUNDING ZONING	
North:	Mobile Home Residential District/Park Forest District
South:	General Agriculture District
East:	General Agriculture District
West:	Low Density Residential District w/Planned Residential Development
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	02/06/2002
REPORT BY	Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Variance to the Subdivision Regulations to allow lots twice as long as they are wide be **approved**.

GENERAL COMMENTS:

This item was continued at the March 7, 2002 Planning Commission meeting to be heard in conjunction with the associated plat. This Staff Report has been revised as of March 10, 2002. All revised or added text is shown in bold print. The applicant has submitted a Subdivision Regulations Variance request to allow lots twice as long as they are wide. The property is located approximately 1,300 feet east of the intersection of Catron Boulevard and Sheridan Lake Road on the north side of Catron Boulevard and is a part of

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the proposed Stoney Creek Subdivision.

On February 4, 2002, the City Council approved Layout Plat #02PL002 to subdivide the subject property into 25 residential lots. The applicant has also submitted a Preliminary and Final Plat to subdivide the property as identified on the Layout Plat and a Comprehensive Plan Amendment to revise the Major Street Plan eliminating Nugget Gulch as a collector road. In addition, the applicant has submitted a Rezoning Request from General Agriculture District and Neighborhood Commercial District to Low Density District with a Planned Residential Development request and a Variance to the Subdivision Regulations to allow lot(s) twice as long as they are wide. (See companion items 02PL012, 02CA014, 02RZ013, and 02PD005.)

STAFF REVIEW:

Staff has reviewed the Subdivision Regulations Variance request and has noted the following considerations:

Lot Configuration: The Subdivision Regulations states that "...for lots in residential districts having a width of not more than one hundred fifty feet, the lot length shall not be greater than twice the lot width". The plat identifies that five of the proposed lots will have a length twice the distance of the width.

The lots are characterized by a steep hill sloping severely to the south along the rear of the properties. The terrain imposes constraints upon the developmental area within each lot. The applicant has submitted a rezoning request to change the zoning on the subject property from General Agriculture District and Neighborhood Commercial District, respectively, to Low Density Residential District. (Please note, the rezoning must be effective prior to the associated Final Plat being approved by the City Council.) The Low Density Residential District requires a minimum lot size of 6,500 square feet. The proposed lots will range in size from .69 acres to 1.97 acres. The lots are significantly larger than the required minimum lot size in the Low Density Residential District. Based on the constraints imposed by the severe terrain along the northern and eastern portion(s) of the subject property, staff is recommending that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.

Legal Notification Requirement: As of this writing, the receipts from the certified mailings have not been returned. Staff will notify the Planning Commission at the March 21, 2002 Planning Commission meeting if this requirement has not been met. Staff has not received any calls or inquires regarding this proposal.